

Planning Commission Report Agenda Request

Date of Meeting: March 1, 2005
Date Submitted: February 25, 2005

To: Honorable Chairman and Members of the Planning Commission

From: Wayne Tedder, AICP, Director
Tallahassee-Leon County Planning Department

Subject: Application RZ #459: Public Hearing on a proposed ordinance amending the Official Zoning Map to change the zone classification from the R-1 Single Family Detached Residential zoning district to the R-3 Single Family Detached, Attached and Two Family Residential zoning district

REQUEST:	Rezone from R-1 Single Family Detached Residential zoning district to the R-3 Single Family Detached, Attached and Two Family Residential zoning district
APPLICANT/AGENT:	White, et al./ Jack Poitinger, Jr.
STAFF RECOMMENDATION:	Recommend that the Board amend the proposed ordinance to remove one parcel that does not have legal access to a public street and approve the amended ordinance
FUTURE LAND USE DESIGNATION:	Mixed Use A
LOCATION:	30 acres ± of land located along both sides of Barineau Road, approximately 1/3 mile south of US 90 and extending west to the CSX railroad right-of-way (See Maps included as Attachments #2 and #3)
SUBJECT PROPERTY ID #	22-25-20-415-0000; 22-25-20-432-0000; 22-25-20-606-0000; 22-25-20-607-0000; 22-25-20-608-0000; 22-25-20-631-0000; 22-25-20-639-0000; 22-25-20-610-0000; 22-25-20-612-0000; 22-25-20-641-0000; and, 22-25-20-603-0000.

Statement of Issue:

The purpose of the proposed ordinance (Attachment #1) is to change the zoning of approximately 30.2 acres of land generally described as located along both sides of Barineau Road, approximately 1600 feet south of US 90 (West Tennessee Street) and extending westward to the CSX railroad right-of-way, from the R-1 Single Family Detached Residential zoning district to the R-3 Single Family Detached, Attached and Two Family Residential zoning district. The applicant and owners are Beth White, et al; Jack Poitinger, Jr. is the agent. A general location map is included as Attachment #2; an aerial photograph as Attachment #3. The existing and proposed zoning district charts are included as Attachment #4.

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Background:

- The subject property consists of eleven separate parcels. The parcels are located in three discrete areas: two parcels totaling approximately six-tenths of an acre along the east side of Barineau Road; the northernmost parcel, located north of the private street "James Marion Lane," approximately 1 acre in size; and, eight contiguous parcels, totaling approximately 28.5 acres, situated between Barineau Road (on the east) and the CSX railroad right-of-way (on the west).
- The subject property also includes the private street "Shields Lane;" "James Marion Lane is not included in the application.
- The applicant had originally intended to include other contiguous parcels but had not completed preliminary requirements (survey) at the time of application. Had these parcels been included, they would result in the merger of the two discrete areas west of Barineau Road into a single, larger area.
- The request (or *subject*) site is located within the R-1 zoning district. The site is designated Mixed Use A on the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan*.
- This subject site and surrounding area are presently developed with single family residential units and mobile homes at an overall density of less than two dwelling units per acre.
- In 1992, the subject site was rezoned from A-2 Agriculture to Mixed Use A, to implement the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan*, adopted in 1990. In 1997, the Board of County Commissioners implemented "Site Specific Zoning," rezoning a large number of parcels designated Mixed Use on the Future Land Use Map; the subject site was rezoned to the R-1 Single Family Detached Residential zoning district.
- If the ordinance is approved, the proposed change in zoning would increase the maximum potential residential density allowed on site from 3.63 dwelling units per acre to 8 dwelling units per acre.
- The area surrounding the subject site is primarily developed with large lot (more than one acre) parcels, most parcels having one or residential units (single family homes and manufactured homes). The area located adjacent and to the northwest of the 28.5 acre-component of the application includes the Country Oak Acres subdivision; this subdivision is designated RP Residential Preservation on the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan* and is included in the RP Residential Preservation zoning district.
- Notice provided by mail to area residents incorrectly depicted the Country Oak Acres subdivision area adjacent to the subject site as being within the R-1 Single Family Detached Residential zoning district. As noted above, this area is actually located within RP Residential Preservation zoning district.

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- Based upon preliminary review of application material and GIS data, the northernmost discrete area (approximately 1 acre in size) included in the application, parcel #22-25-20-603-0000, does not appear to have legal access to the public thoroughfare system. As a consequence, any subsequent development on that portion of subject site would not be entitled to legal access.
- Based upon review of GIS data, less than 20% of the subject site appears to be environmentally sensitive features (waterbodies and associated wetlands), described as "conservation" or "preservation" features in the *Tallahassee-Leon County Comprehensive Plan*.

Analysis:

In accordance with Section 10-840.K (Procedures for ordinance and official zoning map amendments) of the *Leon County Land Development Code*, the Commission shall consider the following, in determining whether to recommend approval or denial of a zoning map amendment application:

1. **Comprehensive Plan:** Is the proposal is consistent with all applicable policies of the adopted Comprehensive Plan?

Land Use: Yes. The request site is located within an area designated Mixed Use A on the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan*. This land use category is implemented through those development patterns described in Policies 1.7.1 – 1.7.9 of the Land Use Element of the *Tallahassee-Leon County Comprehensive Plan*. In accordance with Section 10-922.5, *Leon County Code*, the zoning district currently in place on the subject site, R-1, along with the R-3 zoning district to the northwest, and R-3 district to the east implement the Low Density Development Pattern, as described in Policy 1.7.1 of the Land Use Element of the *Tallahassee-Leon County Comprehensive Plan*.

The requested R-3 Single family detached residential zoning district also implements the Low Density Residential Development Pattern. In the vicinity of the subject site, the Low Density Residential Development Pattern (and implementing zoning districts) extends over a wide area, as reflected on the map included as Attachment #5. The subject site is consistent with the intent and density/intensity, location, and access standards set out in Low Density Development Pattern, as described in Policy 1.7.1. (included as Attachment #6).

Approval of this request would not constitute any changes to the location of the Low Density Development Pattern and is consistent with the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan*.

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Utilities: Yes. The Board has granted a water and sewer utility franchise allowing the City of Tallahassee Utilities to provide central water and central sewer utility service to the subject area (see e-mail from Leon County Department of Public Works, included as Attachment #7). Approval of the requested zoning change that would conceptually allow land use at intensities of greater than two dwelling units per acre with out requisite water and sewer infrastructure is consistent with Policy 1.2.5 of the Potable Water Utility Subelement of the *Comprehensive Plan*:

Policy 1.2.5., PW: New potable water service, within the urban services area, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents "leapfrog" development, while optimizing the use of existing facilities.

2. **Conformance with the Land Development Regulations:** Is the proposal in conformance with applicable substantive requirements of the land development regulations, including minimum or maximum district size.

Yes. The R-3 district, Section 10-1216, of the *Leon County Land Development Code*, sets out the following limitations:

- Per District Intent: A maximum gross residential density limit of 8 dwelling units per acre.

Presently, the site is vacant and complies with this standard. Subsequent development will be required to comply with this standard, as well.

- Per General Note 1: If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum 5,000 square feet of building area or a 500 gallon septic tank.

Presently, the majority of the subject site is not served by central water and central sewer service, so minimum lot size will be required to be at least ½ acre to comply with this standard.

3. **Changed Conditions:** Have land use and development conditions changed since the effective date of the existing zoning district regulations involved which are relevant to the properties?

Yes. The Planning Department notes that within the last year, the Board of County Commissioners approved two other similar rezoning applications in the immediate vicinity of the subject site. A map illustrating these recently rezoned areas is included as Attachment #8.

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4. Land Use Compatibility: Will the proposal result in any incompatible land uses, considering the type and location of uses involved?

No. The proposed Ordinance, if approved, would rezone the subject site to the R-3 district. Although the requested R-3 district allows more intensive development than the residential property to the north, the maximum of 8 dwelling units per acre allowed by the R-3 district is defined in the *Tallahassee-Leon County Comprehensive Plan* as low density residential land use and as such would be considered compatible with adjacent low density residential areas, particularly given that buffering requirements would apply to new development on the subject parcel, as noted below.

Section 10-923 of the *Leon County Land Development Code* establishes buffering and screening requirements. Pursuant to these requirements, if the subject site is developed with townhouse development (as is allowed by the R-3 district) the developer would be required to install a Type B buffer where this development abuts parcels developed with single family units. If the subject site is developed with detached single family units or duplex units, no buffering requirements apply given the existing surrounding land uses. The CSX railway forms a generally diagonal boundary along the southwestern perimeter of the site. Site design and buffering to facilitate compatibility between the railroad and ensuing site development is not established by regulation, but left to the discretion of the site's property owner. There appear to be no other development issues on site or in the immediate request area that will affect land use compatibility.

Surrounding Land Uses:

Zoning and Land Use				
Area	Zoning	Land Use	Physical Use	Comments
Subject Parcel	R-1	Mixed Use A	SF and MH residential	N/A
North	R-1, R-3 & RP	Mixed Use A & RP	SF and MH residential	N/A
South	R-1 & M-1	Mixed Use A	Vacant adjacent to site	Bounded by CSX RR
East	R-1 & MH	Mixed Use A	SF and MH residential	N/A
West	R-1 & RP	Mixed Use A & RP	SF and MH residential	N/A

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5. Other Matters: Are there any other matters that are relevant and appropriate?

Yes. Based upon preliminary review of application material and GIS data, parcel #22-25-20-603-0000 does not appear to have legal access to the public thoroughfare system site does not appear to have legal access to the public thoroughfare system. As a consequence, subsequent development on the subject site would not be entitled to legal access.

The Planning Department mailed 44 notices to property owners within 500 feet of the subject property and published a notice in the Tallahassee Democrat (Attachment #9) providing information on this application. As of February 24, 2005, the Planning Department had received one written response. The respondent opposed the rezoning, stating concerns regarding the protection of springs located on the subject property and the potential safety hazards with the adjacent CSX railway. A copy of the notice response is provided as Attachment #10.

The notice mailed to property owners incorrectly indicated that the area included within Country Oak Acres subdivision, to the northwest of the subject site, is located within the R-1 Single family zoning district. This area is actually in the RP Residential Preservation zoning district. Both districts are similar: RP allows low density residential development in the range of 0 – 6 du/ac with actual densities and residential unit type required to be consistent with surrounding residential development pattern; and, the R-1 district allows single-family detached residential units within a density range of 0 – 3.63 dwelling units/acre.

Options:

1. Recommend that the Board amend the proposed ordinance amending the Official Zoning Map from the R-1 Single family detached residential zoning district to the R-3 Single family detached, attached and two family residential zoning district, so that it excludes parcel 22-25-20-603-0000, which does not have legal access to the public thoroughfare system, based upon the findings provided within this Planning Commission report.
2. Recommend that the Board approve the proposed ordinance, as amended per Option 1, amending Official Zoning Map from the R-1 Single family detached residential zoning district to the R-3 Single family detached, attached and two family residential zoning district, based upon the findings provided within this Planning Commission report.
3. Recommend that the Board deny the proposed ordinance amending the Official Zoning Map amendment to change the Official Zoning Map from the R-1 Single family detached residential zoning district to the R-3 Single family detached, attached and two family residential zoning district, based on the findings made on the record at the Planning Commission public hearing.
4. Provide alternative recommendation to the Board.

Recommendation:

Options 1 and 2

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Attachments:

- 1) Proposed Ordinance (to be provided at the Board of County Commissioners' public hearing)
- 2) General Location Map
- 3) Aerial Photograph Map
- 4) R-1 Single family detached residential zoning district and R-3 Single family detached, attached and two family residential zoning district standards
- 5) Land Development Pattern Map
- 6) Policy 1.7.1 of the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan: Low Density Residential Development Pattern
- 7) E-mail Correspondence from Leon County Public Works Department regarding Utility Franchise
- 8) A map illustrating these recently rezoned areas (to be provided at the Planning Commission public hearing)
- 9) *Tallahassee Democrat* Notice (to be provided at the Board of County Commissioners' public hearing)
- 10) Notice response

WT/RM/AAB/aab

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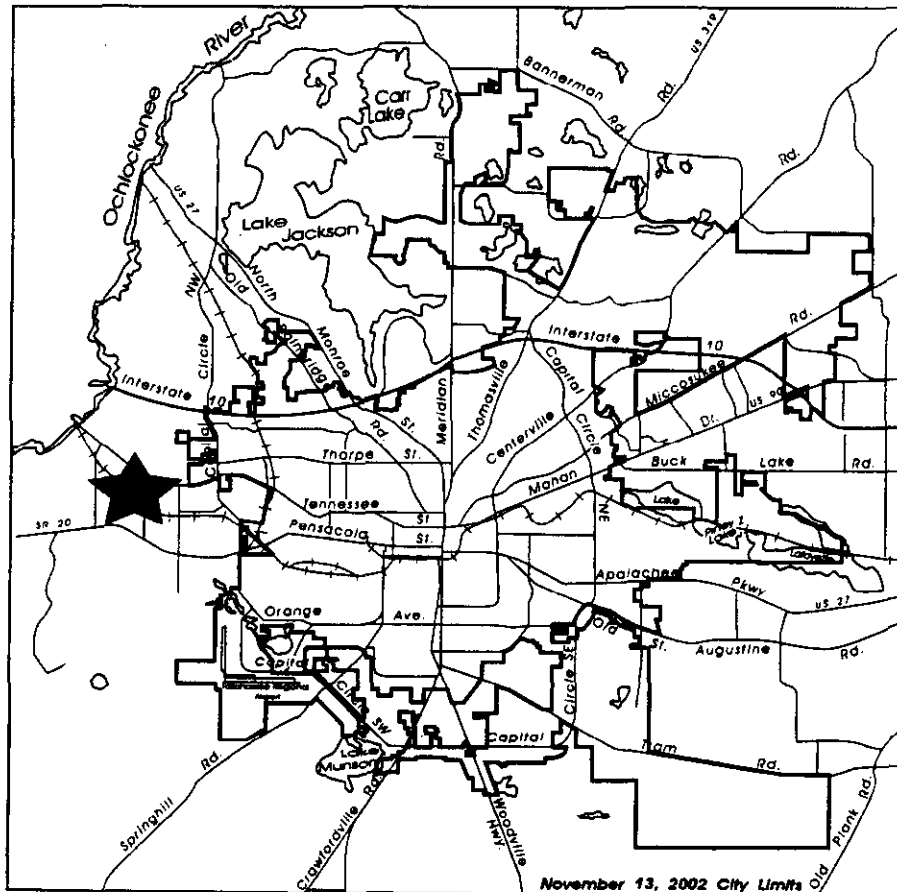
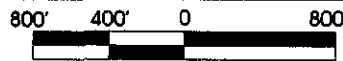
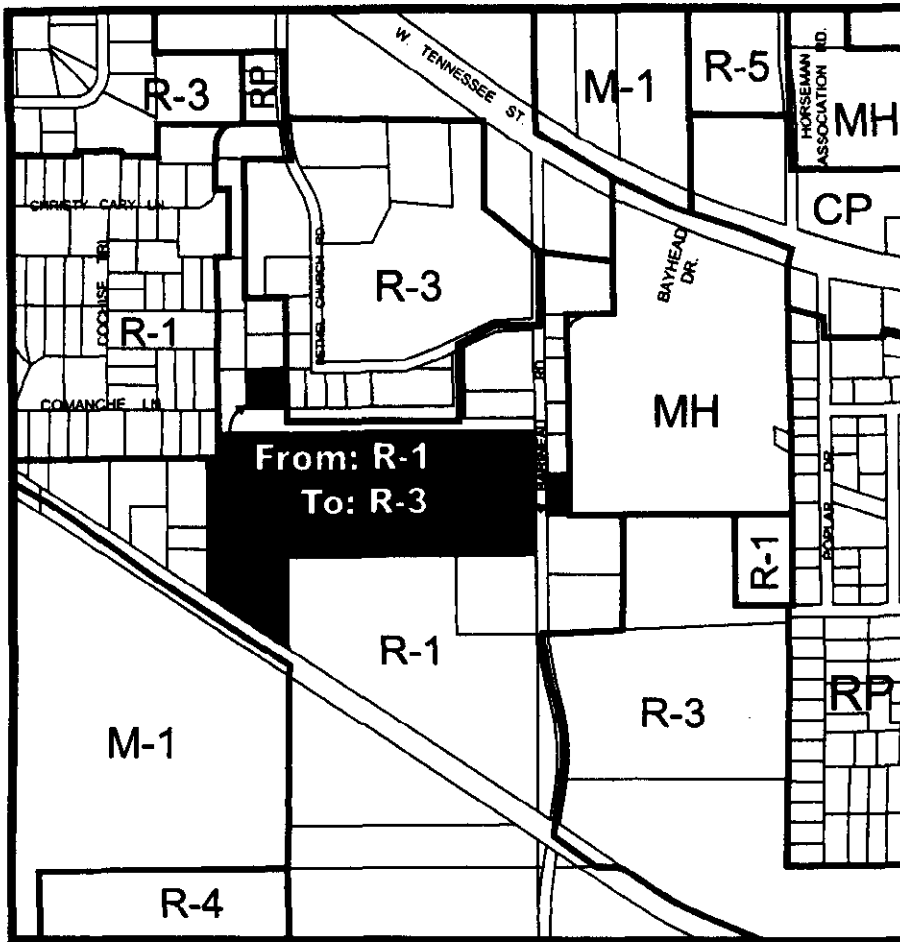
ATTACHMENT #1

Proposed Ordinance
(to be provided at the Board of County Commissioners' public hearing)

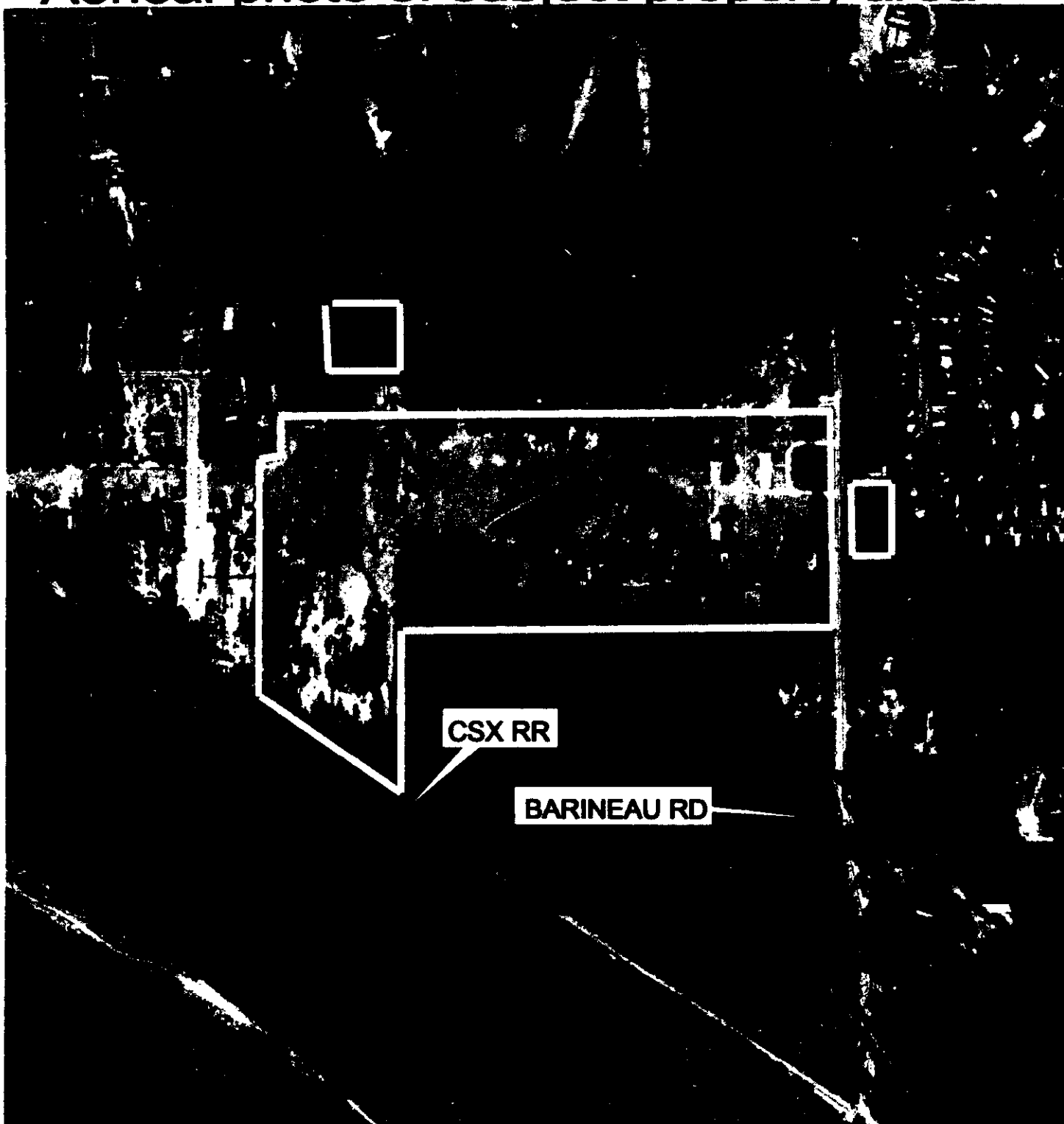
WHITE, ET. AL. REZONING

RZ #459

Attachment # 3
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Aerial photo of subject property area



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- Rdedge.shp
- Bldgs.shp
- Parcel.shp
- Zoning.shp
- Suburban Corridor
- Light Industrial
- Low Density Residential
- Low Density Residential
- Low Density Residential
- Low Density Residential
- Residential Preservation
- Residential Greenbelt

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Section 10-1214. R-1 Single-Family Detached Residential District.

PERMITTED USES									
1. District Intent			2. Principal Uses				3. Accessory Uses		
The R-1 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.			(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.		
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size		5. Minimum Building Setbacks			6. Maximum Building Restrictions			
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	d. Rear	c. Side-Corner Lot	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	25 feet	15 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	25 feet	15 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

as revised and adopted on 7/8/97 (County)

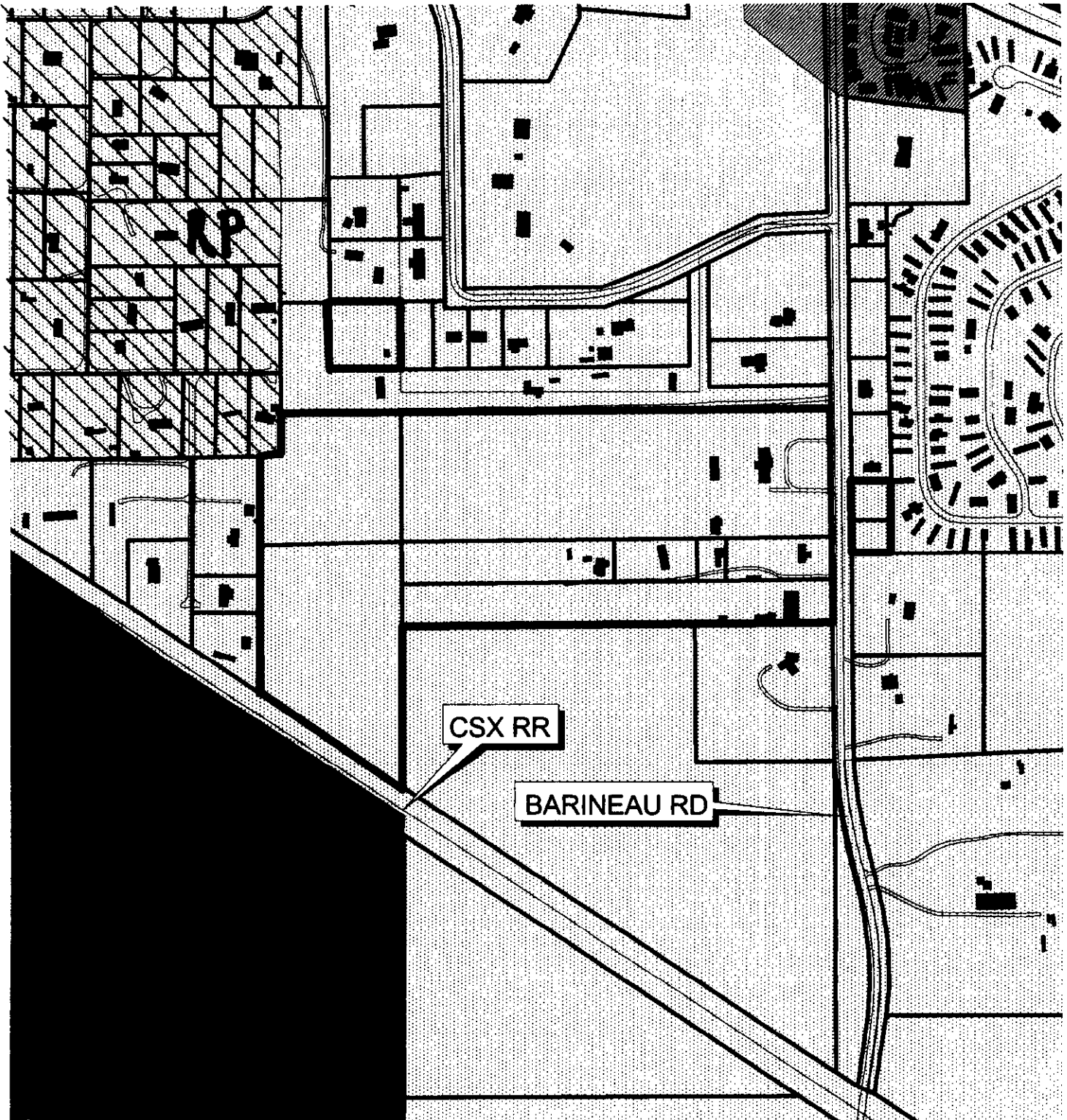
Section 10-1216. R-3 Single- and Two-Family Residential District.

PERMITTED USES									
1. District Intent		2. Principal Uses			3. Accessory Uses				
<p>The R-3 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.</p>		<p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Passive and active recreational facilities.</p> <p>(4) Single-family attached dwellings.</p> <p>(5) Single-family detached dwellings.</p> <p>(6) Two-Family dwellings.</p> <p>(7) Zero-lot line single-family detached dwellings.</p>							
		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>							
		DEVELOPMENT STANDARDS							
		Use Category	4. Minimum Lot or Site Size		5. Minimum Building Setbacks		6. Maximum Building Restrictions		b. Building Height (excluding stories used for parking)
			a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	3 stories	
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	3 stories	
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	3 stories	
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	3 stories	
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	3 stories	

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Development Patterns in area of subject property



- Rdedge.shp
- Bldgs.shp
- Parcel.shp
- Zoning.shp
- Suburban Corridor
- Light Industrial
- Low Density Residential
- Low Density Residential
- Low Density Residential
- Low Density Residential
- Residential Preservation
- Residential Preservation
- Waterbody
- All
- Lcstseg



Land Use Element Policy 1.7.1 - Low Density Residential Development Pattern

INTENT - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Low Density Residential development pattern shall have public street access.

Biblo, Adam Antony

From: Brown, Joe
Sent: Thursday, February 24, 2005 9:52 AM
To: Biblo, Adam Antony
Subject: Zoning Change, 700 Barineau Road, Ms. Beth White

Tony:

Ms. White contacted this office at your direction to confirm her property's status regarding water and sewer. I advised her that the property is located within a City of Tallahassee Water and Sewer Franchise per the Water and Sewer Agreement.

This is to confirm this information for your records.

Joe

Joe L. Brown, III, PE, Director of Engineering Services
Leon County Public Works, 2280 Miccosukee Road, Tallahassee, Florida
32308
850.488.8003w / 850.488.1260f / joebr@mail.co.leon.fl.us

Please note: Under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

ATTACHMMENT #8

**A map illustrating these recently rezoned areas
(to be provided at the Planning Commission public hearing)**

ATTACHMENT #9

***Tallahassee Democrat* Notice**
(to be provided at the Board of County Commissioners' public hearing)

record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

Chapter 70.51, Florida Statutes, provides an opportunity for an owner of property who believes that a development order, as defined in Chapter 163.3164, Florida Statutes, is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a copy of any request filed under Chapter 70.51, Florida Statutes, by filing a written request for such copy with Roxanne Manning, Chief of Land Use/Current Planning Division, Planning Department, City Hall, 300 South Adams Street, Tallahassee, Florida 32301.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours (excluding weekends and holidays) prior to the hearing. The phone number for the Planning Department is (850) 891-8600. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

The form below is for your convenience and may be returned to ADAM ANTONY BIBLO at the Tallahassee-Leon County Planning Department, City Hall, 300 South Adams Street, Tallahassee, Florida 32301; Telephone 891-8600; Fax 891-8734. We would appreciate receiving any information which would be useful to the Planning Commission and Leon County Board of County Commissioners in their deliberations on this rezoning application.

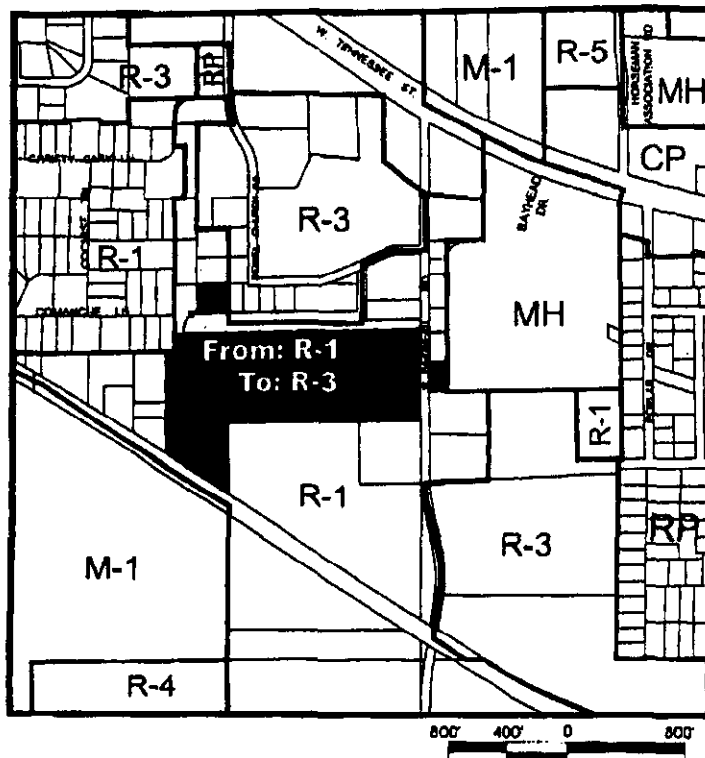
PLANNING DEPARTMENT

(RZ#459)

I/We as owner(s) of Lot _____ Block _____ of the _____ (subdivision)
or street address: 1023 APPALOOSA TRAIL wish the following information to be
considered by the Planning Commission and/or Board of County
Commissioners: Concerns Natural Springs on subject property; what
measures will be put in place to protect the springs
② An Active railroad line abuts subject property - what measures
will be put in place to ensure safety?

SIGNED: LBleau Dge

General Location Map



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